142.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	737,000 / 737,000
					USE VALUE:	737,000 / 737,000
					ASSESSED:	737,000 / 737,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		IROQUOIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARLON JUNE H/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	PO BOX 425
Street 2:	
Twn/City:	HULL
St/Prov:	MA Cntry: Own Occ: N
Postal:	02045 Type:

PREVIOUS OWNER

Owner 1:	CARLON JUNE H -
Owner 2:	-
Street 1:	10 IROQUOIS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,875 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Wood Shingle Exterior and 1464 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5875.000	255,300	4,700	477,000	737,000
Total Card	0.135	255,300	4,700	477,000	737,000
Total Parcel	0.135	255,300	4,700	477,000	737,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 503.42 | /Parcel: 503.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 92054

GIS Ref

GIS Ref

Insp Date 02/19/18

!11033!

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	255,300	4700	5,875.	477,000	737,000	737,000	Year End Roll	12/18/2019
2019	101	FV	204,900	4700	5,875.	447,200	656,800	656,800	Year End Roll	1/3/2019
2018	101	FV	204,900	4700	5,875.	369,700	579,300	579,300	Year End Roll	12/20/2017
2017	101	FV	204,900	4700	5,875.	339,900	549,500	549,500	Year End Roll	1/3/2017
2016	101	FV	204,900	4700	5,875.	310,000	519,600	519,600	Year End	1/4/2016
2015	101	FV	193,600	4700	5,875.	304,100	502,400	502,400	Year End Roll	12/11/2014
2014	101	FV	193,600	4700	5,875.	282,600	480,900	480,900	Year End Roll	12/16/2013
2013	101	FV	193,600	4700	5,875.	268,900	467,200	467,200		12/13/2012

PRINT

Date	Time
12/11/20	01:14:53

LAST REV

Date	Time
03/07/18	08:34:24

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11033

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARLON JUNE H,	61553-124		4/5/2013	Convenience	1	No	No		
	12400-450		3/23/1973			No	No		N

USER DEFINED

Prior Id # 1:	92054
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2013	787	Manual	4,984					

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	MEAS&NOTICE	HS	Hanne S
7/15/2013	Info Fm Prmt	EMK	Ellen K
11/13/2008	Meas/Inspect	163	PATRIOT
4/14/2000	Inspected	263	PATRIOT
11/16/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5875		Sq. Ft.	Site		0	80.	1.01	9									476,998						477,000	

Total AC/HA: 0.13487 | Total SF/SM: 5875 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 476,998 | Spl Credit | Total: 477,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370042
Depreciation:	114713
Depreciated Total:	255329

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

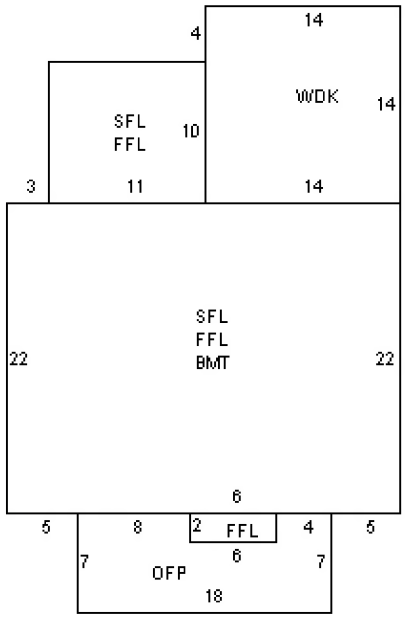
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	106.82
Final Total:	255300	Val/Su SzAd	174.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	738	175.480	129,506
SFL	Second Floor	726	175.480	127,400
BMT	Basement	616	52.640	32,429
WDK	Deck	196	11.100	2,176
OFP	Open Porch	114	30.970	3,531
	Net Sketched Area:	2,390	Total:	295,042
Size Ad	1464	Gross Are	2390	FinArea 1464

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1960	21.94	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc